

## WARRANTY DEED

Form WD-1  
Revised 12/2021

Project:	<u>County Road 450 S. Reconstruction</u>
Parcel:	<u>28</u>
Page:	<u>1 of 3</u>

**THIS INDENTURE WITNESSETH**, That Timothy C. Driscoll and Tera A. Driscoll, husband and wife, the Grantors of Tippecanoe County, State of Indiana Convey and Warrant to the **Tippecanoe County Board of Commissioners**, the Grantee, for and in consideration of the sum of Eight Thousand Nine Hundred Dollars (\$8,900.00) (of which said sum \$8,900.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal descriptions attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantors hereby specifically acknowledge and agree that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement, is a covenant running with the land and shall be binding upon the Grantors and all successors and assigns.

The Grantors assume and agree to pay the 2021 payable 2022 real estate taxes and assessments on the above-described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

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IN WITNESS WHEREOF, the said Grantors have executed this instrument this 28<sup>th</sup> day of November, 2022.

Timothy C Driscol  
Signature

(Seal)

Tera Driscol  
Signature

(Seal)

Timothy C. Driscol, husband  
Printed Name

Tera A. Driscol, wife  
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Timothy C. Driscol and Tera A. Driscol, husband and wife, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 28<sup>th</sup> day of November, 2022.

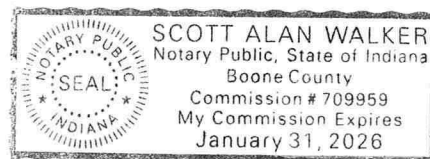
Signature Scott Alan Walker

Printed Name Scott Alan Walker

My Commission expires 1/31/26

My Commission Number 709959

I am a resident of Boone County.



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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53  
200 Ferry Street, Suite C  
P.O. Box 99  
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:  
Tippecanoe County Board of Commissioners  
20 North 3<sup>rd</sup> Street  
Lafayette, IN 47901

Legal Description prepared by Ryan A. Selby, License Number LS21700017

## EXHIBIT "A"

Project: C.R. 450 S. Reconstruction  
Parcel: 28 Fee Simple  
Code: N/A  
Tax ID: 79-11-13-100-004.000-031  
Form: WD-1

Sheet 1 of 1

A part of the Northwest Quarter of Section 13, Township 22 North, Range 4 West, located in Tippecanoe County, Indiana, and being a part of the grantors' land lying within the right-of way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the southeast corner of said Northwest Quarter; thence South 89 degrees 58 minutes 04 seconds West 177.36 feet along the south line of said Northwest Quarter; thence North 0 degrees 02 minutes 03 seconds West 52.00 feet to point "350" designated on said parcel plat; thence North 89 degrees 58 minutes 04 seconds East 94.45 feet to point "351" designated on said parcel plat; thence North 89 degrees 29 minutes 17 seconds East 25.14 feet to point "352" designated on said parcel plat; thence North 42 degrees 51 minutes 44 seconds East 23.56 feet to point "353" designated on said parcel plat; thence North 0 degrees 07 minutes 54 seconds West 95.00 feet to point "354" designated on said parcel plat; thence North 89 degrees 52 minutes 06 seconds East 40.61 feet to the east line of said Northwest Quarter; thence South 0 degrees 29 minutes 03 seconds East 164.54 feet along said east line to the point of beginning and containing 0.321 acres, more or less, inclusive of the presently existing right-of-way which contains 0.070 acres, more or less

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 24th day of July, 2022.


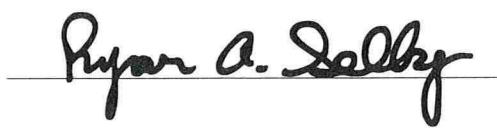






EXHIBIT "B"  
**RIGHT-OF-WAY PARCEL PLAT**  
Prepared for Tippecanoe County, Indiana  
by: AMERICAN  
**STRUCTUREPOINT**  
INC.

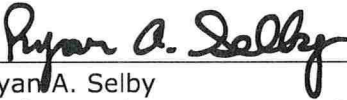
SHEET 2 OF 2

**POINT REFERENCE CHART (Feet)**

Point	North	East	Station	Offset	CL
253	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
257					
365					
366					
811					
843					
349	173718.8842	809830.6516	184+00	PL(10.50' Lt.)	PR-B
350	173758.3842	809830.6275	184+00	50' Lt.	PR-B
351	173758.4372	809925.0746	+PI(184+94.45)	50' Lt.	PR-B
352	173758.6619	809950.2130	185+20	50' Lt.	PR-B
353	173775.9274	809966.2360	13+45	45' Lt.	S-5-A
354	173870.9272	809966.0175	14+40	45' Lt.	S-5-A
355	173871.0088	810001.5174	14+40	PL(9.50' Lt.)	S-5-A
365	173431.0318	810012.0294	+POT(10+00.00)	0'	S-5-A
366	174074.8374	810010.5486	+PI(16+43.81)	0'	S-5-A
400	173708.3377	809747.8787	+POT(183+17.22)	0'	PR-B
401	173708.4372	809925.1026	+PI(184+94.45)	0'	PR-B

**SURVEYOR'S STATEMENT**

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 20222010568 in the Office of the Recorder of Tippecanoe County, Indiana, incorporated and made a part hereof by reference, comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

  
\_\_\_\_\_  
Ryan A. Selby                      Date  
Professional Surveyor No. LS21700017  
State of Indiana



NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.

OWNER: DRISCOL, TIMOTHY C. ET UX  
PARCEL: 28  
CODE: N/A  
PROJECT: C.R 450 S. RECONSTRUCTION  
ROAD: C.R. 450 S.  
COUNTY: TIPPECANOE  
SECTION: 13  
TOWNSHIP: 22 NORTH  
RANGE: 4 WEST

DRAWN BY: MAP  
CHECKED BY: RAS  
DES. NO.: N/A

AMERICAN STRUCTUREPOINT, INC. PROJECT NO. 2020.01939

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

The attached **Warranty Deed – Parcel 28 (450 S Reconstruction Project)** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this   19   day of   December  , 2022

\_\_\_\_\_  
David S. Byers, President

\_\_\_\_\_  
Tracy A. Brown, Vice President

\_\_\_\_\_  
Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor